145.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,900 / 770,900
					USE VALUE:	770,900 / 770,900
					ASSESSED:	770,900 / 770,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JAYNE BENJAMIN S
Owner 2:	DICKE KAREN J
Owner 3:	
Street 1:	72 ARLMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MULDOON JOHN P & RACHEL N -
Owner 2:	-
Street 1:	72 ARLMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,090 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 1299 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4090.000	358,400		412,500	770,900
Total Card	0.094	358,400		412,500	770,900
Total Parcel	0.094	358,400		412,500	770,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 593.37 | /Parcel: 593.3

Legal Description

User Acct 95435

GIS Ref

GIS Ref

Insp Date 11/06/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 145.0-0006-0007.0

!11372!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	355,900	0	4,090.	412,500	768,400	768,400	Year End Roll	12/18/2019
2019	101	FV	316,800	0	4,090.	386,700	703,500	703,500	Year End Roll	1/3/2019
2018	101	FV	230,400	0	4,090.	319,700	550,100	550,100	Year End Roll	12/20/2017
2017	101	FV	204,700	0	4,090.	293,900	498,600	498,600	Year End Roll	1/3/2017
2016	101	FV	204,700	0	4,090.	268,100	472,800	472,800	Year End	1/4/2016
2015	101	FV	199,700	0	4,090.	262,900	462,600	462,600	Year End Roll	12/11/2014
2014	101	FV	199,700	0	4,090.	244,400	444,100	444,100	Year End Roll	12/16/2013
2013	101	FV	199,700	0	4,090.	232,500	432,200	432,200		12/13/2012

PRINT

Date	Time
12/11/20	01:33:05

LAST REV

Date	Time
08/28/19	11:32:11
danam	
11372	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULDOON JOHN P	69527-128		6/29/2017		756,751	No	No		
SULLIVAN PATRI	65620-380		6/26/2015		539,900	No	No		
SULLIVAN JOHN F	40644-224		8/27/2003	Family	1	No	No		
	12231-432		6/26/1972		34,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2019	522	Solar Pa	1,773	C				
3/29/2019	439	Insulate	7,500	C				
9/6/2018	1285	Redo Bat	23,500	C				
8/5/2016	1087	Wood Dec	2,500	C				
7/30/2015	1049	Renovate	10,000					Kitchen and bath r
2/19/2004	84	Re-Roof	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	SQ Returned	MM	Mary M
11/6/2008	Meas/Inspect	189	PATRIOT
2/10/2005	OWNR INFO	BR	B Rossignol
10/31/2000	Hearing N/C	201	PATRIOT
11/16/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95435
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4090		Sq. Ft.	Site		0	80.	1.26	9			Topo	-5					412,454						412,500	

Total AC/HA:	0.09389	Total SF/SM:	4090	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	412,454	Spl Credit		Total:	412,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	10 - Parquet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.32710445
Adj $ / SQ:	223.949
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440249
Depreciation:	81886
Depreciated Total:	358363

COMMENTS

SCUTTLE. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

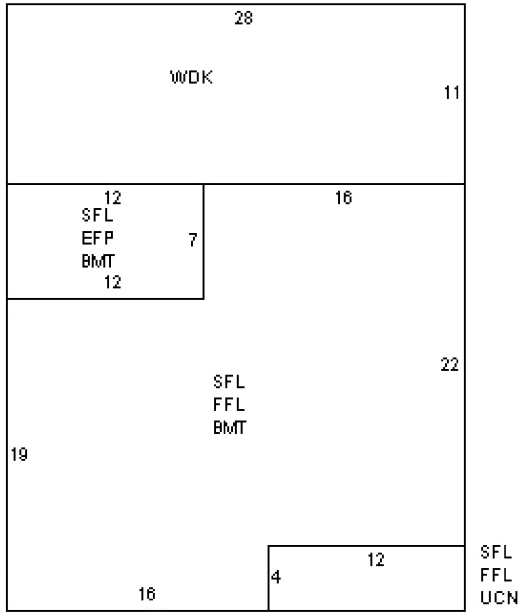
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	223.95
Special Features:	0	Val/Su Net:	148.16
Final Total:	358400	Val/Su SzAd	275.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	680	67.180	45,686
SFL	Second Floor	655	223.950	146,731
FFL	First Floor	644	223.950	144,223
WDK	Deck	308	12.270	3,780
EFP	Enclos Porch	84	79.140	6,648
UCN	Canopy	48	35.040	1,682

Net Sketched Area:	2,419			Total:	348,750
Size Ad	1299.1999	Gross Are	2492	FinArea	1299

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	